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## DOWNTOWN COMMISSION RESULTS

**Tuesday, November 15, 2016**

**77 N. Front Street, STAT Room (Lower Level)**

**55:00**

### **I. Attendance**

Present: Steve Wittmann (Chair); Michael Brown; Tedd Hardesty; Robert Loversidge;  
Mike Lusk; Jana Maniace

Absent: Otto Beatty, Jr.; Kyle Katz; Danni Palmore

City Staff: Daniel Thomas; Anthony Celebreze, Jr.; Daniel Blechschmidt, Ashley Senn,  
Brandan Hayes, Kelly Scocco

### **II. Approval of the October 18, 2016 Downtown Commission Meeting Results**

Motion to approve ML, JM 2<sup>nd</sup> (6-0)

**55:36**

### **III. Conceptual Review**

#### **Case #1 16-11-1C**

**55:40**

**Address:** 89 E. Nationwide Blvd.

**Applicant and Design Professional:** FRCH Design Worldwide (Cincinnati);  
c/o Douglas Richards, AIA

**Property Owner:** Philip J. Fulton, Trustee of Philip J. Fulton Recoverable Trust

#### **Request:**

Conceptual review for addition, patio, canopy and signage. CC3359.05(C)1)

#### **Discussion**

Staff – ADA issues with adjacent hotel (in the works) Public Services and current site are being coordinated. Doug Richards – Proposed new restaurant – fine dining steakhouse, Cincinnati based Jeffrey Ruby – first Columbus venture. Addition is to allow for more square footage for dining. A canopy will be added out front and there will be some signage. Entry is important part of entertainment aspect of restaurant, valet parking on curb and foyer. Canopy out front will be lit, also enhancing outdoor dining. Addition to the east. Some R.O.W. has been acquired. The idea for the addition is a steel frame building with wood paneling on the outside (English pub with black and gold). Stained glass windows that would be operable. The main building will be the star. Floor plan shown. The pole sign is in the R.O.W. and will require Public Service approval. If not it will probably have to go up the slope.

SW – this is a conceptual review – when you come back in, more detail is needed. Dimensions, materials, colors. MB, SW – I think this is great and will be an asset. TH – the sign in the R.O.W. will probably be problematic Freestanding sign in an

urban location isn't normally supportable but there is an interesting landscape slope. I like the corner blade sign. SW – I kind of like the freestanding sign (RL – concurs). It's not too big as in a suburban location. RL – it looks something like a street clock. Signage will be illuminated. Back lit glass on the canopy creating twinkle and soft light as well as heaters. Looking for late summer or fall 2017 opening.

SW - Bring details – materials, colors, glazing system, landscape and site plan.

#### **Results**

No vote, conceptual review only.

### **IV. Final Reviews – Certificate of Appropriateness**

#### **Case #2 16-11-2**

1:11:25

**Address:** 235 North Fourth Street

Weisheimer Building

**Applicant and Design Professional:** Brad Parish, Architectural Alliance

**Property Owner:** Weisheimer Holding Co. LLC - Capitol Equities

#### **Request:**

Certificate of Appropriateness for renovation. CC3359.05(C)1)

*This project was conceptually reviewed last month.*

#### **Discussion**

Brad Parish – small tweaks made from the last month. Stair location to the roof has changed. Color of first floor elevation has moved from gray to a white (semi-gloss). It will be painted brick. The second and third floors will be left natural. Storefronts will be black and have a grid. North face and west face will have wood clad windows and will be darker in coloring. Stair towers have to be brought up to the roof level and will be on both sides. That top portion will have corrugated metal. Metal rail will be put on the roof for safety and likely roof deck. The rail will be a dark wire mesh. MB – plans for parking lot (which is not particularly attractive right now) or lighting? A – not planning on doing anything to the lot – it is existing. A – we believe that office or retail is the intended use. White sheen will help the dark windows pop. The north side of the building will be have a dark black / brown base. The west façade will be left as natural brick. MB – any improvements to the parking would help – i.e., wrought iron fencing – something on the corner to make it looks like it belongs. TH – you probably don't have the dimensions to cut into it and put in a hedge, maybe a fence. Wheel stops to keep cars from banging into it, a simple solution. To make the parking more part of this project. We have places all over town where we really want to soften and screen these surface parking lots. A – if there is something right on the corner, then it could make sense. MB – motion to accept, RL – 2<sup>nd</sup>.

#### **Results**

Motion to approved (6-0)

#### **Case #3 16-11-3**

1:25:30

**Address:** 245 N. High Street (connecting to 265 N. Front St.)

**Applicant and Property Owner:** Nationwide Mutual Insurance Co. / Attn. Kieran Sherry

Beneath portions of pedestrian bridge: City of Columbus

**Design Professionals :** BHDP Architecture / Attn. David Brehn, AIA

**Request:**

Certificate of Appropriateness for improvements to 245 N. Front St. (Nationwide Headquarters) and connecting pedestrian bridge over N. Front St. to the Nationwide parking garage (265 N. Front St.) Includes signs on bridge over City R.O.W. CC3359.05(C)1)

**Discussion**

Staff – presentation of context. DB – description of project – a continued commitment by Nationwide to its downtown HQ. 3 components – skywalk, the hub, upgrade of revolving doors on plaza side. Renderings shown. Stone paneling will be taken off of skywalk Hub (which connects Nationwide 1 & 3) on second level will become air conditions and will have ceiling raised. The revolving doors will go from polished brass to dark anodized. Hub is an important circulation point. Skylights will be added to hub. There will be new glazing and metal panels on skywalk. The joint between Nationwide 1 & 3 is intentionally a backdrop in terms of material choices because of the contrast between the larger buildings. The building footprint at the Hub does not change. The skywalk will have an internally illuminated Nationwide logo facing both north and south. The revolving doors are more part of Nationwide 3 which is moving incrementally away from polished brass. The Nationwide 1 concourse will have dark framed windows and conditioning. It will still remain open to the public during regular hours and events. Materials shown.

RL & SW – Good project and results. SW – only comment is to watch over doing the logo.

MB – motion to accept, RL – 2<sup>nd</sup>.

**Results**

Motion to approve (5-0-1) Hardesty recusing

**Case #4 16-11-4**

**Address:** 200 Civic Center Drive

1:47:30

**Applicant and Design Professional:** John Behal (Behal Sampson Dietz)

**Property Owner:** CC13 LLC

**Request:**

Certificate of Appropriateness for two skyline signs (Baker Hostetler and CBRE) at 200 Civic Center Drive. CC3359.05(C)1)

*Skyline graphics must be approved by the Commission.*

*In March of this year utilizing different facets (there are 11) of the parapet of 200 Civic Center Drive for tenant signage was presented to the Commission on a conceptual basis. See Results*

**Discussion**

Late swearing in. SW – unusually shaped, multi-tenant building. I think the proposal works well. The two graphics are not oversized and simple. JB – these are black and halo lit at night. There is only one more larger facet where a sign might go. We would come back for approval for this. Had been a single user for many years (Columbia Gas – which had three signs), now multi-tenant. The third sign should also be black letters with halo lighting. The two current proposal are similar fonts but different. JM – what if third tenant also has a colorful logo? A – depends on negotiations. Additionally, the two grills at the east elevation parapet level will be painted to match primary building color (whitish). MB – motion to accept, ML -2<sup>nd</sup>.

**Results**

Motion to approve (5-0-1) Loversidge recusing

**Case #5 16-11-5**

1:56:30

**Address:** 204 South High Street / HighPoint / Posh Nails

**Applicant:** Dina Cherney (Sign Glo)

**Installation:** Capital City Awning

**Property Owner:** Falco Smith & Kelley Ltd.

**Request:**

Certificate of Appropriateness for the installation of signage and awning for new retail.  
CC3359.05(C)1)

**Discussion**

Staff showed location at HighPoint and the context of other recent HighPoint storefront approvals nearby (Winan's). DS – the lettering is also halo back lit. The will be dark because the facia of the building is light. The face of the letter is metal and they are painted. The awning is also part of the proposal. SW – I like the idea that the awning is a different pitch than Winan's. I like the expression of individual stores.

**Results**

Motion to approve. (6-0)

**VI. Requests for Certificate of Appropriateness for Advertising Murals****Case #6 16-11-6M**

2:00:30

**Columbus Blue Jackets ad mural**

**Address:** 110 N. Third Street

**Applicant:** Orange Barrel Media

**Property Owner:** Exchange Urban Lofts Condominium Association

**Design Professional:** Orange Barrel Media

**Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 110 N. Third Street. Proposed mural – Columbus Blue Jackets - "March with US." There have been numerous murals at this location, currently for Greyhound.  
CC3359.05(C)1)

**Dimensions of mural:** 26'W x 76'H, lit

**Term of installation:** Seeking approval from Dec. 26, 2016 through Apr. 20, 2017

**Area of mural:** 1,976 sf

**Approximate % of area that is text:** 9.6%

Excluding "March with US": 1.6%

**Discussion**

Jeff Brown – another Blue Jacket mural at this location, the team is doing well. RL – Roughly 10% text. JB – vertical site makes things difficult. Hockey player is emphasized. MB – likes colors, hockey stick dropping down, how it pops. SW – I would increase picture and decrease text a little. ML – one thirds / two thirds relationship. SW – you don't really have to do too much. Initial motion

MB to accept as submitted., TH – 2<sup>nd</sup>. Vote (3-3) No – Wittmann, Loversidge. Revised motion to accept revision as suggested (enlarge picture, decrease text) MB, TH (4-2) SW – we need to abide with text requirements and emphasize design.

### **Results**

Revised motion to accept revision as suggested (enlarge picture, decrease text) (4-2) No - Loversidge, Maniace. Applicant will make revision and clear with client as required and resubmit to staff for distribution and confirmation to Commissioners.

## **VII. Business / Discussion**      2:08:15

### **Harrison Smith Award Luncheon**

Wednesday, December 14, 2016  
Columbus Metropolitan Club  
Update

### **Lighting of streets**

LED conversion. Demonstration block in Clintonville showing difference between 3000 Kelvin (warmer) and 4000 Kelvin (cooler). Division of Power request for input.

Decision to draft resolution (Loversidge) by the Commission in support of 3000 Kelvin LED lights for communication to the Division of Power. Motion MB, ML (6-0)

### **Business Meeting for next year**

Topics in need of discussion to be scheduled for 2017

### **Public Forum**

Staff Certificates of Appropriateness have been issued since last notification (October 12, 2016)

1. 589 W. Nationwide Blvd. – Municipal Light Plant – Reroofing
2. 100 Jefferson Ave. – HRC District improvements – concurrence
3. 333 W. Broad St. – Scioto Peninsula Park & Parking – Construction tent
4. 390 W. Nationwide Blvd. – Cameron Mitchell sign
5. Hilton Skybridge Graphics – to Public Services - US vs Mexico Soccer World Cup Qualifier
6. Hilton Skybridge Graphics – to Graphics Permitting - US vs Mexico Soccer World Cup Qualifier
7. 274 E. Long St. – Lot split
8. 147 Vine St. – Seasonal tent for patio

**If you have questions concerning these Results, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.**